

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	JPL INVESTMENTS CORP, JPL INVESTMENTS CORP 8724 SW 72 ST NO 382 MIAMI, FL 33173	Application date	Apr 25, 2025		
		Deed application number	2025-0232		
Owner	MITCHELL RONALD J MITCHELL THOMAS L MITCHELL RONALD J MITCHELL THOMAS L PO BOX 2379 LAND O LAKES, FL 34639-2379	Certificate #	2023 / 230004932		
Property description	RIDGE MANOR EST UNIT 2 BLK 23 LOT 39	Issued	05/31/2023		
		Parcel ID	R36-122-21-0870-0230-0390		
		Alternate Parcel ID	835350		
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/230004932	05/31/2023	221.12	39.20	260.32	
→Part 2: Total*				260.32	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/240004794	05/31/2024	176.70	6.25	29.16	212.11
Part 3: Total*					212.11
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)					472.43
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					157.31
4. Ownership and encumbrance report fee					250.00
5. Tax deed application fee					175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					31.64
7. Total Paid (Lines 1-6)					1,086.38
I certify the above information is true and the tax certificates, interest, ownership and encumbrance report fee, and tax collector's fees have been paid, and that the ownership and encumbrance statement is attached.					
Sign here: <u>KERRIANN PAPINEAU</u>			<u>Hernando County, Florida</u>		
Signature, Tax Collector			Date <u>06/30/2025</u>		

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge(s) (see s.197.542, F.S.)	0.00
11. Electronic Auction Fee	0.00
12. Recording fee for certificate of notice	0.00
13. Sheriff's fees	0.00
14. Interest (see Clerk of Court Instructions, page 2)	0.00
15. Total Paid (Lines 8-14)	0.00
16. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
17. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
18. Statutory opening bid (total of Lines 7, 14, 15 (if applicable) and 16 (if applicable))	1,086.38
19. Redemption fee	6.25
20. Total amount to redeem	1,092.63

Sign here: _____	Date of sale _____
Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 14: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 13**. Enter the amount on **Line 14**.

Line 15: Enter the total of Lines 8-14. Complete Lines 15-20, if applicable.

HERNANDO COUNTY TAX COLLECTOR

AMY L. BLACKBURN, C.F.C.

20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
www.hernandocounty.us/tc



APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2025-0232

To: Tax Collector of HERNANDO COUNTY, Florida

I,
JPL INVESTMENTS CORP, JPL INVESTMENTS CORP
8724 SW 72 ST NO 382
MIAMI, FL 33173,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
R36-122-21-0870-0230-0390	2023/230004932	05-31-2023	RIDGE MANOR EST UNIT 2 BLK 23 LOT 39

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
JPL INVESTMENTS CORP, JPL INVESTMENTS CORP
8724 SW 72 ST NO 382
MIAMI, FL 33173

04-25-2025
Application Date

Applicant's signature

TitleExpress®

A service of **Grant Street Group**

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Hernando County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
R36-122-21-0870-0230-0390	00835350	0 N CANAL ST WEBSTER 33597

Legal Description

RIDGE MANOR EST UNIT 2 BLK 23 LOT 39

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 230004932	\$12,167	No	No	No

Owner of Record on Current Tax Roll

RONALD J MITCHELL, THOMAS L
MITCHELL

Billing Name & Address

PO BOX 2379
LAND O LAKES FL 34639-2379
US

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 06/27/2025 **Search covers** 20 years **through:** 06/24/2025

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
RONALD J MITCHELL AND ESTATE OF THOMAS L MITCHELL, DECEASED PO BOX 2379 LAND O LAKES FL 34639	Tax Deed Bk:2193 Pg:1541	
ESTATE OF THOMAS L MITCHELL, DECEASED 807 ROBERTA AVE BROOKSVILLE FL 34601		Death Certificate

Related Documents (for Reference)

Warranty Deed
Bk:453 Pg:1873

Death Certificate
Bk:3522 Pg:942

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
RONALD J MITCHELL, PERSONAL REPRESENTATIVE OF THE ESTATE OF THOMAS L MITCHELL, DECEASED 24201 OAKS BLVD LAND O' LAKES FL 34639	Affidavit Bk:3522 Pg:943	
MARGARET TRACI TRODGLLEN TAMPA FL	Oath and Will Bk:3536 Pg:982	Address is incomplete.
SUZZANNE DENICE LUND 2496 APPALACHEE DRIVE ATLANTA GA 30319	Oath and Will Bk:3536 Pg:982	
WILLIAM E MITCHELL 4311 WHITTNER DRIVE LAND O' LAKES FL 34639	Oath and Will Bk:3536 Pg:982	
RONALD J MITCHELL 24201 OAKS BLVD LAND O' LAKES FL 34639	Oath and Will Bk:3536 Pg:982	
DAVID C SASSER, ESQ	Order Appointing Personal Representative Bk:3536 Pg:991	No address found on document.

Related Documents (for Reference)

Order Admitting Will to Probate
Bk:3536 Pg:990

Letters of Administration
Bk:3536 Pg:992

Order of Discharge
Bk:3606 Pg:1931

OTHER DOCUMENTS

Document Type

Property Appraiser

TAX DEED

Prepared By: Debra Ellinghuysen
20 North Main St., Room 215
Brooksville, FL. 34601
Clerk TDA# 05-131

OFFICIAL RECORDS
BK: 2193 PG: 1541

STATE OF FLORIDA
COUNTY OF HERNANDO

Doc# 2006009310
Hernando County, Florida
02/01/2006 1:03PM
KAREN NICOLAI, Clerk

The following Tax Sale Certificate Numbered 786 issued on May 23, 2001 was filed in the Office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 01st day of February, 2006 offered for sale as required by law for cash to the highest bidder and was sold to:

RONALD J MITCHELL AND THOMAS L MITCHELL

R

RECORDING FEES \$ 18.00
DEED DOC STAMP \$ 78.00
02/01/2006 [Signature] Deputy Clk

ADDRESS:
P O BOX 2379
LAND O LAKES, FL 34639

being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, this 01st day of February, 2006 the County of Hernando, State of Florida, in consideration of the sum of (\$ 10,000.00) TEN THOUSAND AND 00 / 100, being the amount paid pursuant of the Laws of Florida does hereby sell the following lands situated in the County and State and described as follows:

**RIDGE MANOR EST UNIT 2 BLK 23 LOT 39
KEY #835350**

PROPERTY ID NUMBER R36-122-21-0870-0230-0390

WITNESS:

[Signature]
JO ANN PILGRIM
[Signature]
TRACEY MERRY

KAREN NICOLAI
CLERK OF THE CIRCUIT COURT
HERNANDO COUNTY

BY: [Signature]
PATRICIA A GALBRAITH



STATE OF FLORIDA
COUNTY OF HERNANDO

On this 01st day of February, 2006 before me personally appeared Karen Nicolai, Clerk of Circuit Court or Patricia A Galbraith, Deputy Clerk for Karen Nicolai, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his/her own free act and deed for the use and purpose therein mentioned, who is personally known to me and who did not take an oath.

Witness my hand and official seal date aforesaid.



[Signature]
NOTARY PUBLIC STATE OF FLORIDA

Rec 400
Doc-2400

Warranty Deed

This Indenture, Made, this 13th day of December .A.D. 19 79.

Between **RIDGE MANOR ESTATES, INC.**, a corporation existing under the laws of the State of **FLORIDA** having its principal place of business in the County of **DADE** and State of **FLORIDA** and lawfully authorized to transact business in the State of Florida, party of the first part, and **Vincent S. Sadowski** 48 Chestnut Street N. Arlington, New Jersey 07032 and State of New Jersey of the County of **BERGEN** *Mails to* part y of the second part **WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of **Ten Dollars** and other good and valuable considerations to it in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land situate, lying and being in the County of **HERNANDO** and State of Florida, to-wit:

LOTS #38 and #39.....BLOCK 23

79 DEC 19 AM 10 14

HERNANDO COUNTY, FLA.

027347

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
DEC 1979
\$24.00

of **RIDGE MANOR ESTATES, UNIT 2**, according to the plat thereof as recorded in Plat Book 10, Pages 2-27 and portions re-recorded in Plat Book 10, Pages 88-93 of the Public Records of Hernando County, Florida.

SUBJECT TO: Taxes for the year 19 79 and subsequent years; applicable zoning ordinances, conditions, limitations, restrictions, reservations, right-of-way agreements and easements of record.

And, the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF,
the said party of the first part has caused these presents to be signed in its name by its proper officer and its corporate seal to be affixed, the day and year above written.

RIDGE MANOR ESTATES, INC.

Signed, sealed and delivered in presence of us:

Ann P. Matery
San Jackson

Patricia Sacks
PATRICIA SACKS, President

State of Florida,
County of DADE

I **herby Certify** that on this 13th day of December A.D. 1979, before me personally appeared **PATRICIA SACKS** President

RIDGE MANOR ESTATES, INC. a corporation under the laws of the State of **FLORIDA**, to me known to be the person who signed the foregoing instrument as such officer and who acknowledged the execution thereof to be their free act and deed as such officer for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that the said instrument is the act and deed of said corporation.

In Witness Whereof, I hereunto set my hand and official seal at Miami, Florida, this 13th day of December 1979.

My Commission expires:

Ann P. Matery
Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT 6 1982
BOND \$100,000 GENERAL INS. UNDERWRITING

This instrument was prepared by:
Patricia Sacks, Pres.
666 N. E. 125 St., #237
N. Miami, Florida 33161

OFF REC 453 PG 1873



**Street Level photos may not be available if structure is not visible from road.

Parcel Key: 00835350 Parcel #: R36 122 21 0870 0230 0390

Owner Information Owner MITCHELL RONALD J Name: MITCHELL THOMAS L Mailing PO BOX 2379 Address: LAND O LAKES FL 34639-2379	Property & Assessment Values Building: 50 Assessed: \$4,276 Features: 50 Exempt: 50 Land: \$12,167 Capped: \$4,276 AG Land: 50 Excl Cap: 50 Market: \$12,167 Taxable: \$4,276	Please set a location or search for an address.
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Property Information Site Address: N CANAL ST Description: RIDGE MANOR EST UNIT 2 BLK 23 LOT 39 DOR Code: (00) VACANT RESIDENTIAL Levy Code: CWES Sec/Tnshp/Rng: 27-22-21 Subdivision: RIDGE MNR EST UN 2 Neighborhood: RIDGE MANOR EST UN2 & KINGSROW(0870)	Certified Tax Information AdValorem: \$113.01 NONAdValorem: \$39.72 Total For 2024: \$152.73 Total For 2023: \$139.34 Total For 2022: \$180.42 Total For 2021: \$159.73 Real Time Tax Info Pay Taxes On-line CE Assmnts/Liens Comm Fire Assmnts	
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Land Breakdown		
Land Use	Units	Value
RESIDENTIAL/SQFT RATE	22,122.00 SQUARE FEET	12,167

Sales Breakdown						
Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
02/01/2006	2193/1541	TD	V	D	\$10,000	MITCHELL RONALD J
01/01/1980	453/1873	WD	V	D	\$6,000	SADOWSKI VINCENT S
01/01/1980					\$0	RIDGE MANOR ESTATES INC

Building Characteristics				
Bldg #	Description	Year Built	Area (Base/Aux)	Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).				

Extra Features			
Bldg#	Description	Actual Year	Current Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).			

Addresses
N CANAL ST

Businesses										
Name	TPP PIN	TPP Key	Date Filed	Date Audit	Levy Code	NAICS	Ent Zone	Curr Val	Last Yr Val	2 Yrs Ago
No Matching Records Found or the Information is Exempt per Florida Statute(s).										

Mobile Homes



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AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR

20 N. MAIN ST., ROOM 112
BROOKSVILLE, FL 34601-2892

TDA RECEIVED
MAY 12 2025
TMA

TAMPA FL 335

2 MAY 2025 PM 7 L

S

K# 835341 TDA# 2025-0231 ✓

K# 835350 TDA# 2025-0232 ✓

MITCHELL RONALD J
MITCHELL THOMAS L
PO BOX 2379
LAND O LAKES, FL 34639-2379

533 N7E 1 52400205/07/25
RETURN TO SENDER
: MITCHELL

BOX CLOSED
UNABLE TO FORWARD
RETURN TO SENDER

BC: 34601289299 *2901-01233-02-41

~~20250512 120000~~
04600-207970